



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Policy regarding development restrictions on vacant commercial property.

MEETING DATE: July 2, 1997

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council adopt the draft policy as outlined in the attached resolution.

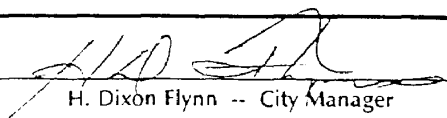
BACKGROUND INFORMATION: Over the past year, a number of discussions have been held regarding the idea of restricting development on vacant property located at Lower Sacramento Road and Kettleman Lane. The concept of placing some land use restrictions on these properties stems from the Central City Revitalization Concept Plan which states, in part... "Establish land use policies that promote the healthy coexistence of regional and neighborhood retail centers. Protect the more fragile neighborhood retail centers by limiting the types of uses that may locate (or relocate) in the regional centers to those that are regional in character."

Needless to say, this language has been interpreted in many different ways. Staff's initial attempt at providing a restriction that could be more permanent was to look at size of the tenant space as a determining factor or "regional" draw. As the size issue was discussed among the various players, it became quite clear that no consensus was to be reached.

While in the process of developing some acceptable language that could be implemented, staff was also drafting a request for proposal that could also help frame this issue. One of the pieces of information that the City needs to understand is the market in which we live. Part of the analysis will further define the similarities and differences between the downtown and the highway commercial area to the southwest. Therefore, it is our belief that a policy could be framed that will serve as an interim step until the study is complete and some permanent land use restriction, if any, is warranted.

The policy statement that is being presented to the City Council has been reviewed and approved by the Central City Task Force and has been verbally accepted by the two major land owners with vacant property at Lower Sacramento Road and Kettleman Lane. I believe that the policy is workable, but should only be thought of as a stop-gap measure that would allow these property owners to proceed with their planning of appropriate projects while a more detailed recommendation is prepared to address this issue.

APPROVED: \_\_\_\_\_

  
H. Dixon Flynn -- City Manager

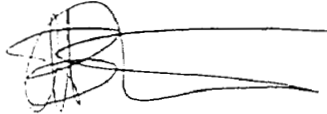
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The policy we are recommending reads as follows:

At the time of application for any new construction of commercial space, within the (CS) Commercial Shopping Zone, a detailed analysis of the impacts of the development on downtown business shall be prepared by a qualified economic consultant. The intent of this policy is to determine what effect continued commercial development will have on the downtown area.

As written, this policy would apply to any property in the City with this zoning designation. There are two locations in addition to the vacant properties at Lower Sacramento Road and Kettleman Lane that would be affected. Included is the undeveloped portions of the Lakewood Mall and the area adjacent to Raley's.

FUNDING: None required.

A handwritten signature in black ink, appearing to read 'Konradt Bartlam', with a long horizontal line extending to the right.

Konradt Bartlam  
Community Development Director

KL8/cb

Attachment(s)

RESOLUTION NO. 97-97

A RESOLUTION OF THE LODI CITY COUNCIL  
ADOPTING TEMPORARY POLICY REGARDING DEVELOPMENT  
RESTRICTIONS ON VACANT COMMERCIAL PROPERTY  
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BE IT RESOLVED, that the Lodi City Council does hereby approve the temporary policy regarding development restrictions on vacant commercial property, as shown as follows:

At the time of application for any new construction of commercial space, within the (CS) Commercial Shopping Zone, a detailed analysis of the impacts of the development on downtown business shall be prepared by a qualified economic consultant. The intent of this policy is to determine what effect continued commercial development will have on the downtown area.

Dated: July 2, 1997  
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I hereby certify that Resolution No. 97-97 was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 2, 1997 by the following vote:

AYES: Council Members -  
NOES: Council Members -  
ABSENT: Council Members -  
ABSTAIN: Council Members -

ALICE M. REIMCHE  
Acting City Clerk